

**The Nickels Apartments / Villa Camini**  
**Seattle Landmark Designation**  
**July 1, 2020**





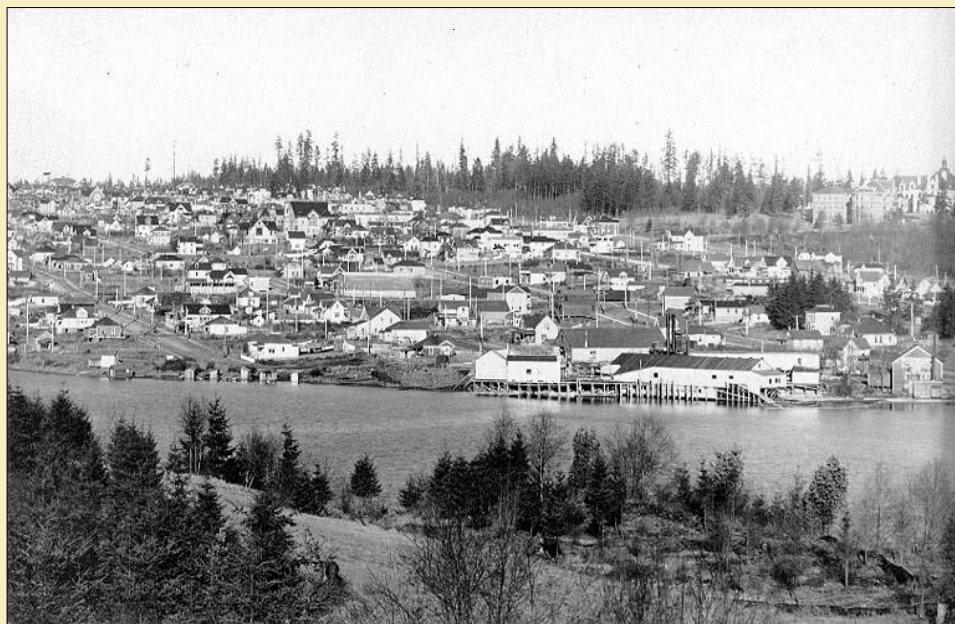


**The Site in the University District (2018)**





Nighborhood development represented in figure ground images, 1912 (above left) and 1936



**Historic views of the  
 University District in  
 1905 (above left),  
 1907 (above right)  
 and ca. 1925 (left)**



A black and white photograph of a four-story brick building, identified by a sign as 'JAYSSSE HARDWARE CO.'. The building features a grid of windows, with the ground floor having larger display windows. A fire escape is visible on the right side of the building. A vintage car is parked in front of the entrance. The image is part of a historical document, with a page number '10' visible in the bottom right corner.







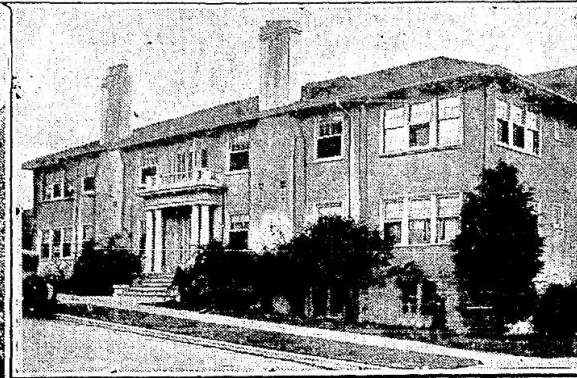
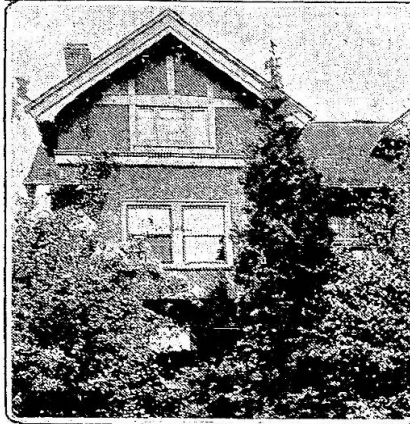
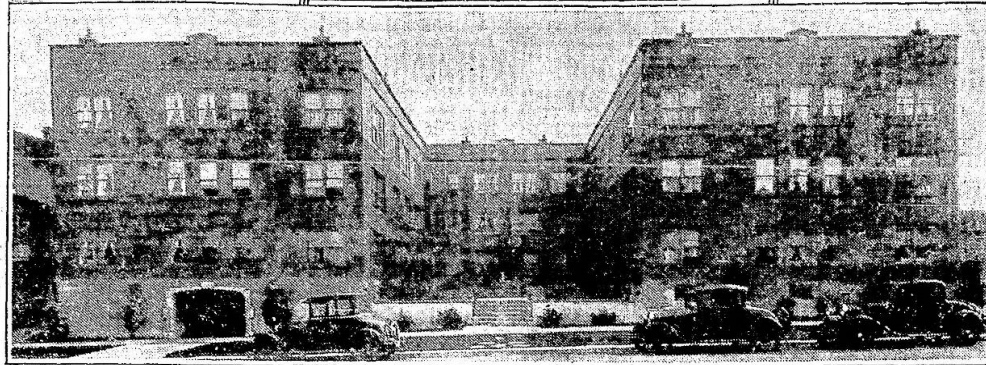
**Aerial views of the mid-century University District before the I-5 freeway construction: looking southeast in 1953 (left), and northeast at the new University dorms and Campus Parkway in 1955 (above).**







## RESIDENCES AND APARTMENTS LEAD



### S. F. WOODIE'S DEATH SHOCKS FRIENDS HERE

Realtor Trustees Will Get  
Resolution of Condolence  
at Wednesday Assemblage

Resolutions of condolence on the  
death recently in San Diego of Sidney  
F. Woodie, former Seattle realtor and



former mayor of  
Bothell, will be  
submitted at  
Wednesday's  
meeting of trustees  
of the Seattle  
Real Estate  
Board by R. C.  
Erskine, president.  
Mr. Woodie  
was president of  
the Seattle board  
in 1922 and also  
served as vice  
president of the  
National Association  
of Real Estate

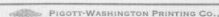
The building, an  
investment property,  
is cited again in the  
*Seattle Times*,  
September 12, 1931"  
"Apartments and  
residence properties  
... lead in current real  
estate activity.

Apartment and residence properties, of which four are shown, lead in current realty activity. Upper, The Maxine, 105 Mercer St., sold to Alfred Goddard for C. L. Harris through C. F. Willeford. Left center, glimpse through the trees of residence at 1205 22nd Ave. N., sold to George Gunn, Jr., through the offices of N. B. Bender and John L. Scott. Right center, apartment at East 42nd Street and 12th Avenue Northeast, sold for J. W. Seaman, represented by Hawkins-Baker-Hardwick, to A. L. Sadler, represented by Leonard Downie. Lower, former Daniel Keliher residence, Spring Street and Minor Avenue, sold to a group of physicians for a clinic through Henry Broderick, Inc.



IMPROVEMENT VALUE

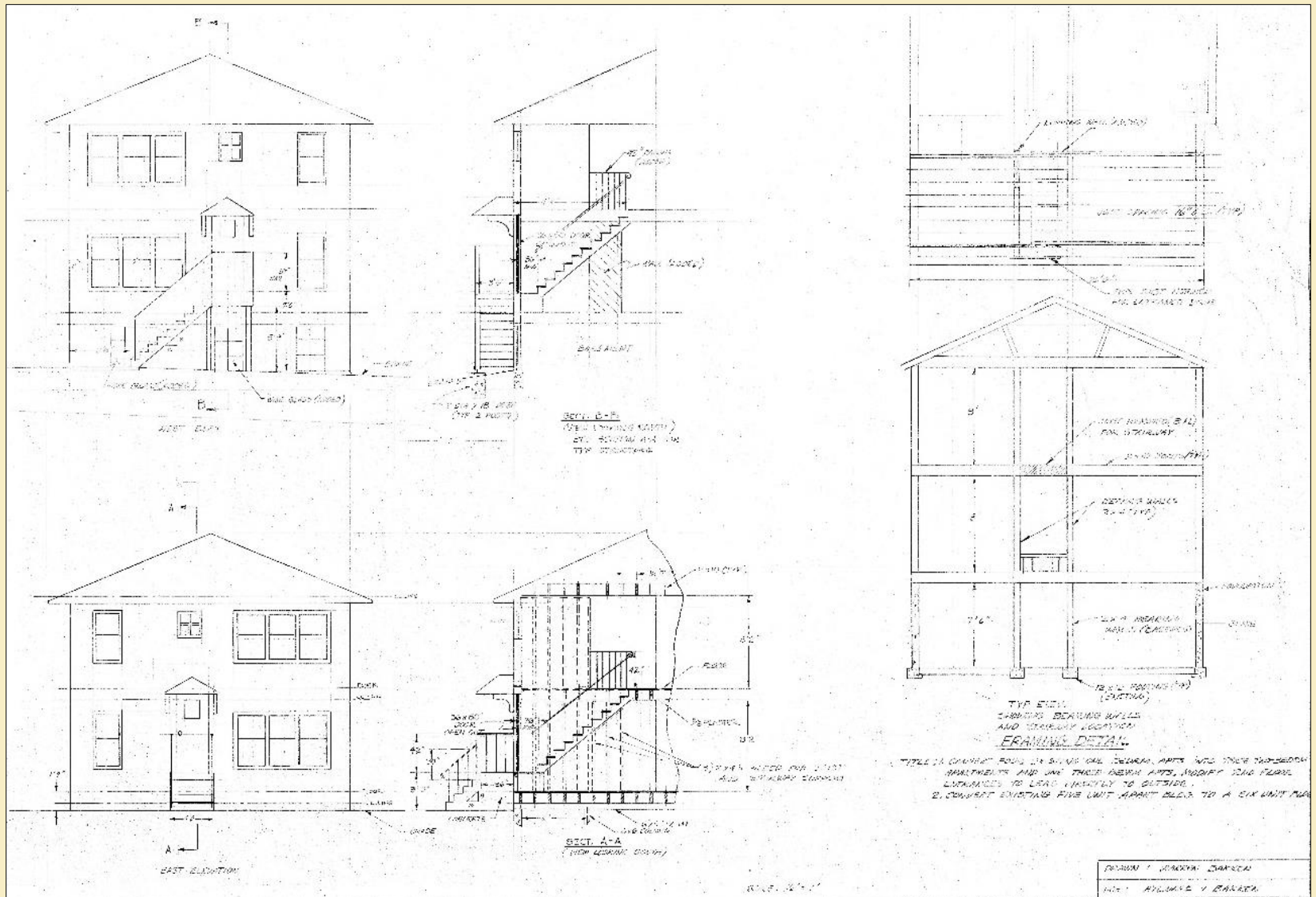
<del>SUN BUILDING</del>	\$
<del>OTHER BUILDINGS ON</del>	\$
UNDEVELOPED VALUE	\$72600
ADDED VALUE FOR	\$7200
DATE 5/25/36	1x500
LAND INFORMATION	2x50
1. SIZE 40 X 103	1x48
2. STREET-ROAD	5000=5
Level - On Grade	1600
3. SIDEWALK Graded-Pvd.	
Alley - Paved	
4. LANDSCAPING Lwn-Shbs, good	





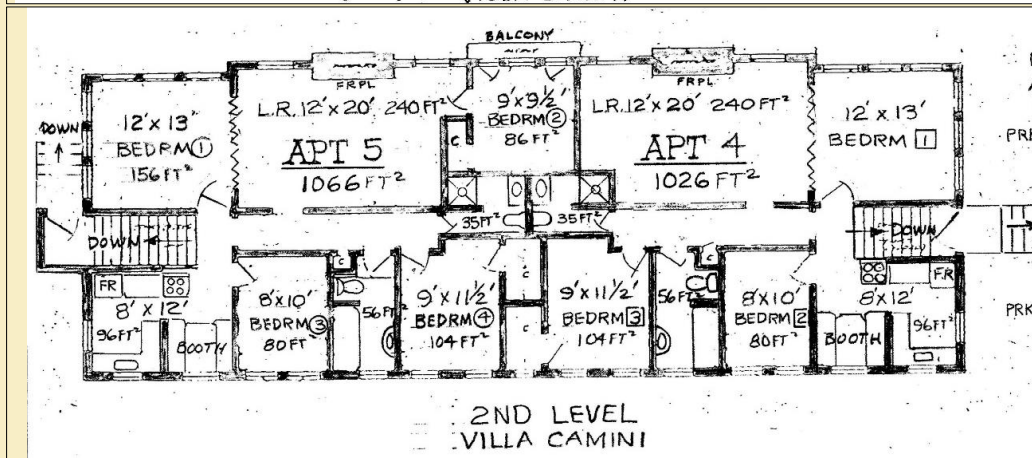
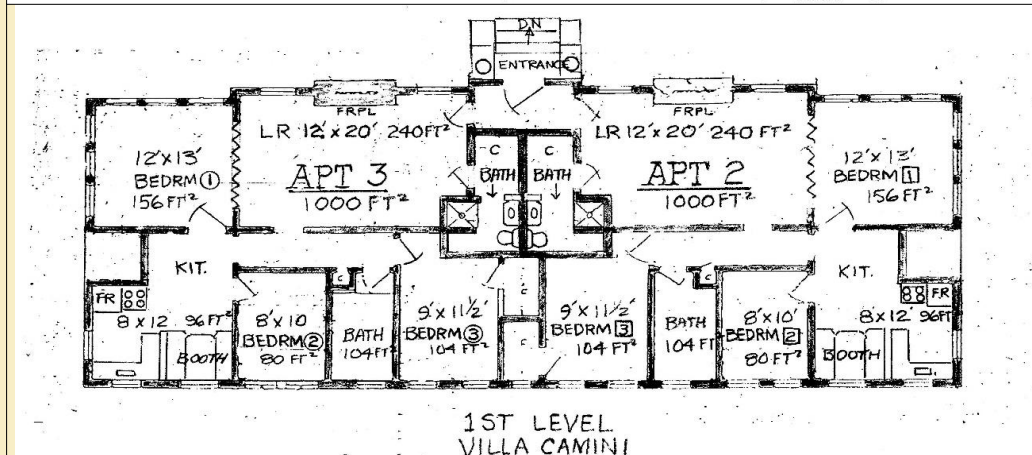
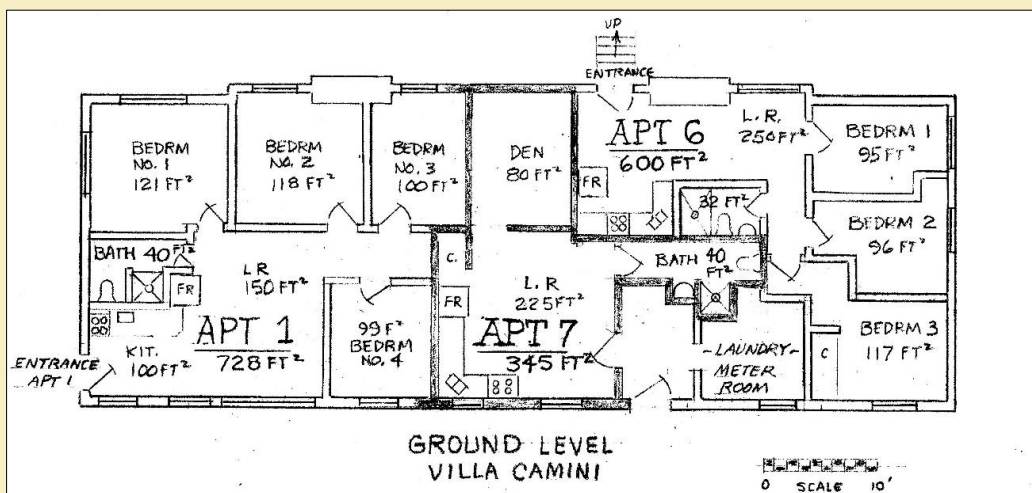






Elevation & Section drawings (1979) show the exterior steps and porch additions and infill of interior stairs and basement.





**Current  
Floor Plan  
Sketches**





### Other Buildings by Earl A. Roberts:

- Seibert Garage/Lenora Building, below (1924, demolished 2009)
- Benjamin Franklin Hotel with architect Thomas Hooper, left (1929, demolished 1980)

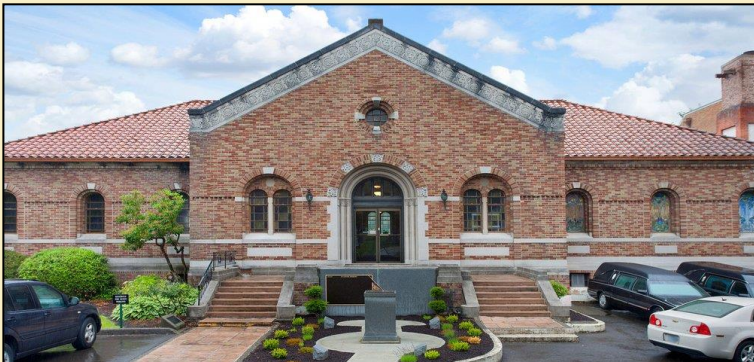




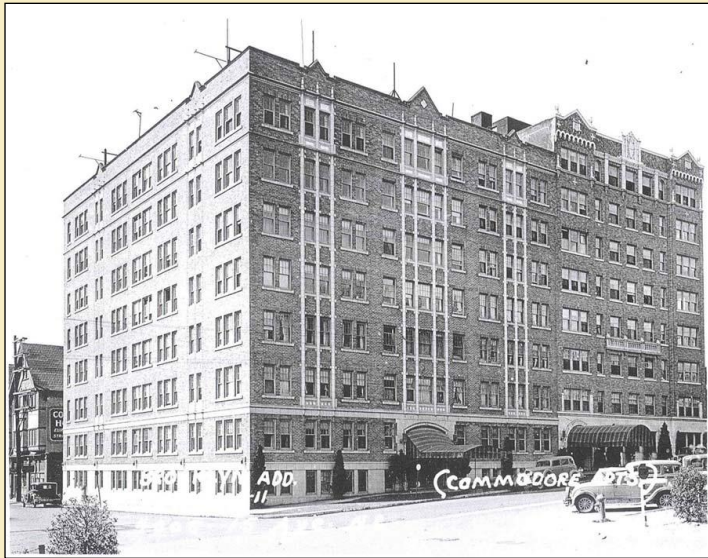


## Other Buildings by Architect by Earl A. Roberts:

- Lake View School (1918-19), Mercer Island (left)
- 5<sup>th</sup> Church of Christ Scientist/Rainier Valley Cultural Center (1921), Columbia City (middle row, left)
- Arthur Wright Mortuary (1930), Queen Anne Hill (below and lower left)







**University District buildings by the prolific Earl A. Roberts:**

- **Washington Manor Apartments (1924-1925)**
- **Cavalier Apartments (1926 - 2010)**
- **Malloy Apartments (1928)**
- **Commodore Duchess Apartments (1927)**
- **Smart Apartments (1924)**









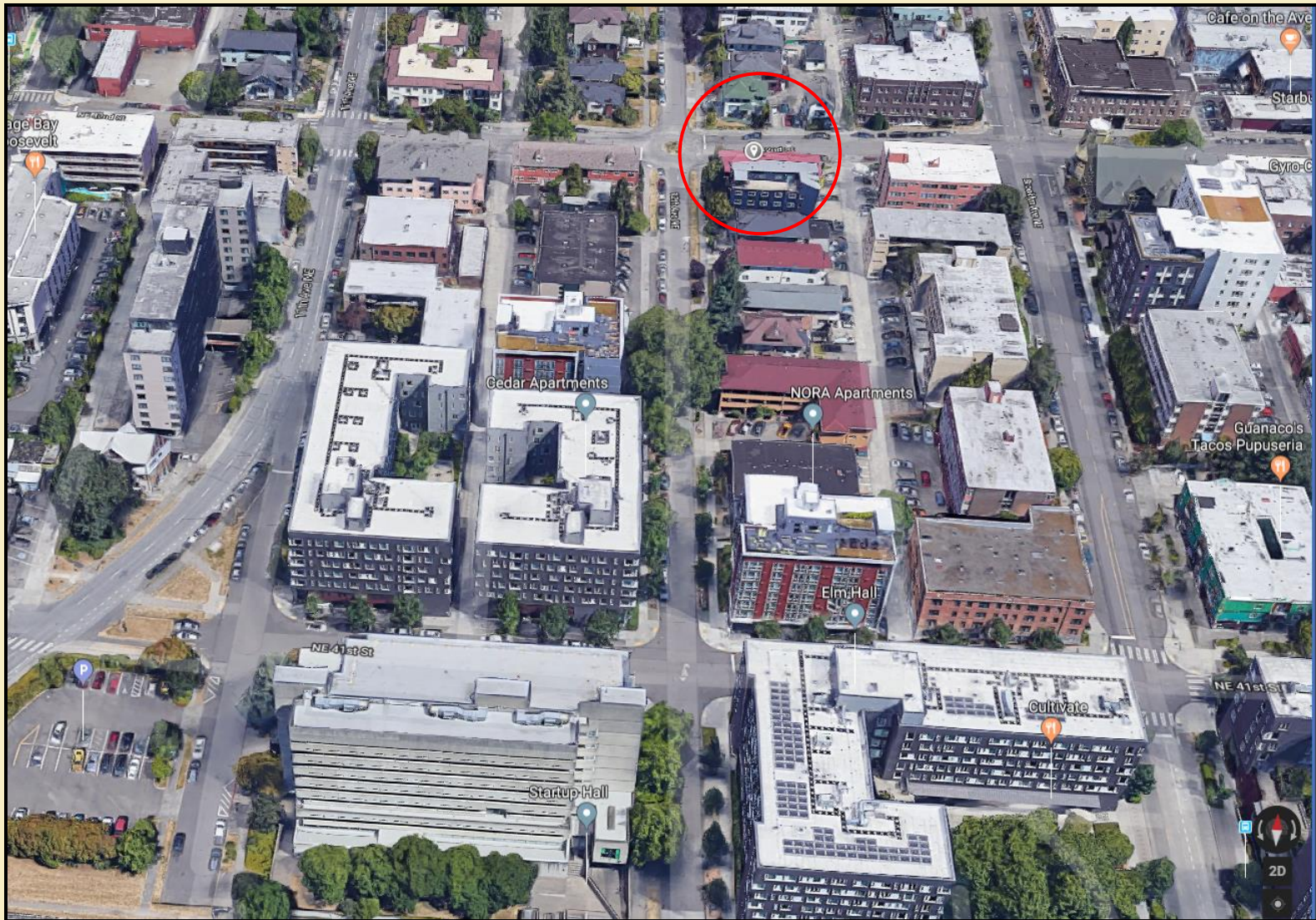
**Other Eclectic Mediterranean Style  
apartment buildings, 1909 - 1930**





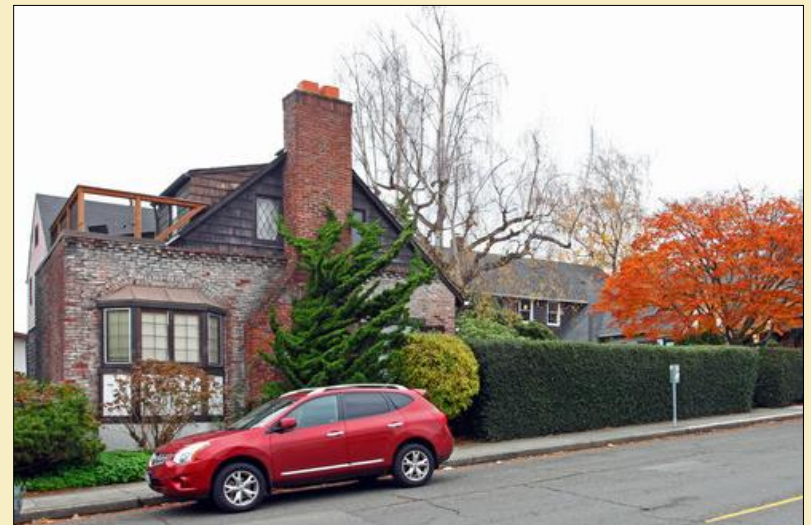
**The Western Building & Leasing Company Apartments / La Quinta, 710 E Denny (1927), attributed to architect William H. Whiteley**





The Current Neighborhood Context – An aerial view looking north





**Historic neighborhood buildings include several designated landmarks and older apartment complexes**





**Neighboring buildings also include older houses, such as the Four Square types that have been converted to multi-family use, and mid-century Modern, low-rise apartments.**





**The Villa Camini Building**  
**Primary North Facade**





## Primary North and West Facades





The secondary East Façade showing stair and porch addition





**Secondary South Façade (photo from ca. 1980, prior to neighboring construction)**



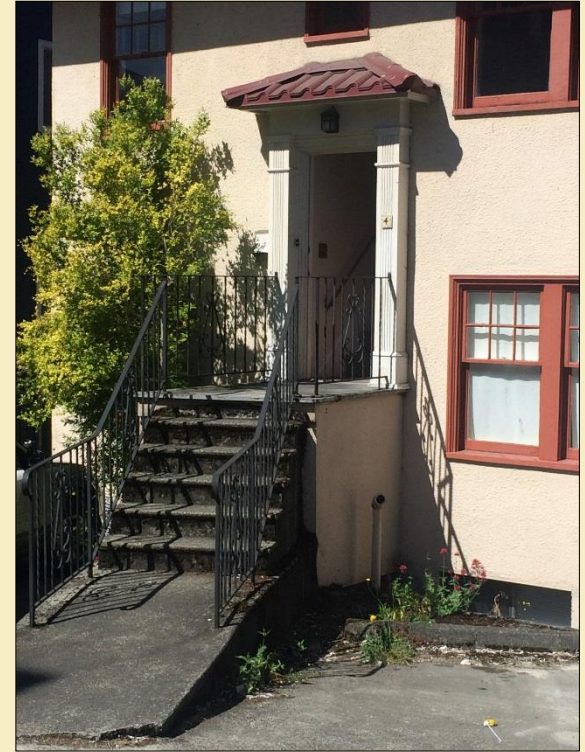


## The Main Entry off NE 42<sup>nd</sup> Street





## Secondary Entries





## Exterior Views





**Interior – An upper floor apartment**





Interior – A basement unit



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